

Fort Mill Planning Department



Development Activity Report April 2014

Monthly & Year-to-Date Permit Summary (All Permits)

Monthly Permit Activity (All Permits) – April 2014 vs. April 2013

	April 2014	April 2013	Change (#)	Change (%)
Permits Issued	75	68	+7	+10.3%
Construction Value	\$14,479,220	\$9,136,409	+\$5,342,811	+58.5%
Permit Fees Collected	\$78,618	\$55,547	+\$23,071	+41.5%

Year-to-Date Permit Activity (All Permits) – January-April 2014 vs. January-April 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	240	227	+13	+5.7%
Construction Value	\$52,476,442	\$36,267,177	+\$16,209,265	+44.7%
Permit Fees Collected	\$283,402	\$216,189	+\$67,213	+31.1%

Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

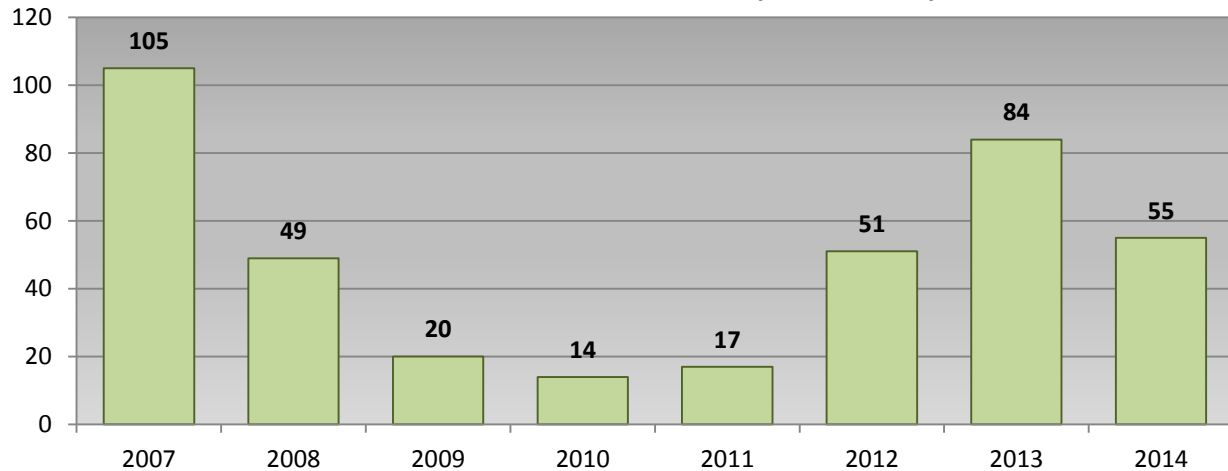
Monthly Permit Activity (Single-Family Residential) – April 2014 vs. April 2013

	April 2014	April 2013	Change (#)	Change (%)
Permits Issued	13	21	-8	-38.1%
Construction Value	\$6,242,646	\$8,817,165	-\$2,574,519	-29.2%
Avg. Permit Value	\$480,204	\$419,865	+\$60,339	+14.4%

Year-to-Date Permit Activity (Single-Family Residential) – January-April 2014 vs. January-April 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	55	84	-29	-34.5%
Construction Value	\$24,365,781	\$33,456,539	-\$9,090,758	-27.2%
Avg. Permit Value	\$443,014	\$398,292	+\$44,722	+11.2%

Year-to-Date Residential Permits (2007-2014)



A total of 13 new single-family residential permits were issued during the month of April 2014, including 1 in the Forest at Fort Mill, 9 in Massey, and 3 in Springfield.

- **Massey**
 - 4016 Farben Way
 - 1766 Felts Parkway
 - 1192 Kings Bottom Drive
 - 1246 Kings Bottom Drive
 - 1251 Kings Bottom Drive
 - 5039 St. Clair Street
 - 5047 St. Clair Street
 - 5054 St. Clair Street
 - 5071 St. Clair Street
- **Forest at Fort Mill**
 - 345 Monteray Oaks Circle
- **Springfield**
 - 1218 Edbrooke Lane
 - 205 Horton Grove Road
 - 325 Newington Court

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of April 2014:

- **Kingsley Park Office Building #6:** 234 Kingsley Park Drive (New Construction)
- **Carolina Upholstery:** 201 Spratt Street (Addition)

New Businesses

There were no new business licenses issued during the month of April 2014.

Project Updates

Hampton Inn & Suites Groundbreaking

Local dignitaries from the Town of Fort Mill, York County, the Fort Mill School District, and the Fort Mill business community were on hand for the official groundbreaking of the Hampton Inn & Suites hotel on Thursday, April 24, 2014.

The Hampton Inn & Suites will be a six-story, 102-room hotel located at 1520 Carolina Place Drive, adjacent to SC Highway 160 and Interstate 77 (across from Baxter Village and behind Lowes Home Improvement).

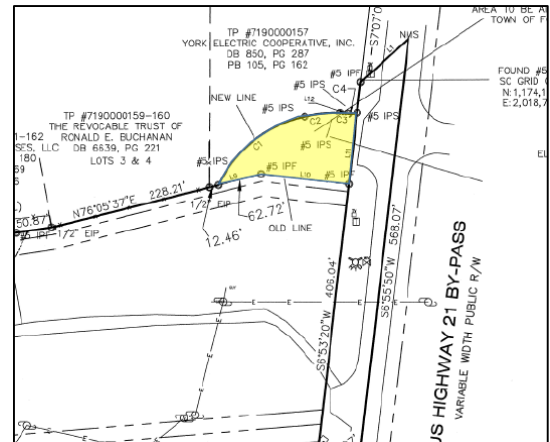
Once completed, the Hampton Inn & Suites will be the only hotel located within the corporate limits of the Town of Fort Mill. The project, which is being developed by the Warren Norman Company of Rock Hill, SC, is expected to open for business during the first quarter of 2015.



Annexations

There was one annexation ordinance approved by town council during the month of April 2014:

- **Ordinance No. 2014-09**
An ordinance annexing a portion of York County Tax Map Number 719-00-00-157
 - Applicant: York Electric Cooperative Inc. / Pulte Homes
 - Location: York County Tax Map # 719-00-00-157 (Portion)
 - Acreage: 0.297 Acres
 - Zoning Requested: R-5 Residential
 - Disposition: Approved annexation ordinance on 2nd reading with R-5 zoning (7-0)
 - Date Approved: April 14, 2014



Year-to-Date Annexation Activity – January-April 2014 vs. January-April 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	4	1	+3	+300.0%
Total # Acres Annexed	361.2	53.6	+361.2	+573.9%

Rezoning

There were no new rezonings approved during the month of April 2014.

Ordinances & Text Amendments

There were no new development-related ordinances or text amendments adopted during the month of April 2014.

Impact Fee Resolution: During its meeting on April 14, 2014, Fort Mill Town Council unanimously adopted Resolution No. 2014-10. This resolution directs the Fort Mill Planning Commission to conduct a development impact fee study and to make recommendations for a capital improvements plan and impact fee ordinance as provided for in the SC Code of Laws. The impact fee study will evaluate capital needs related to the following: municipal facilities, parks and recreation facilities, and transportation networks. The Planning Commission will have 180 days to complete the study and report its recommendations back to Town Council.

New Subdivisions

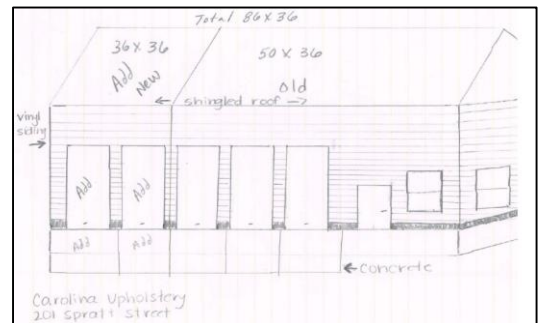
There were two new subdivision plats – one preliminary and one final – approved in April 2014:

- **Preliminary Plat: Millridge**
 - Applicant: M/I Homes
 - Location: York County Tax Map # 657-00-00-012 (New Tax Map # Pending)
 - Zoning Designation: R-5 Residential
 - Buildable Lots: 93
 - *See Planning Commission meeting summary for additional details*
- **Final Plat: Springview Meadows Phase 1**
 - Applicant: Pulte Homes
 - Location: York County Tax Map # 020-21-01-314
 - Zoning Designation: R-5 Residential
 - Buildable Lots: 32
 - *See Planning Commission meeting summary for additional details*

Planning Commission Meeting Summary

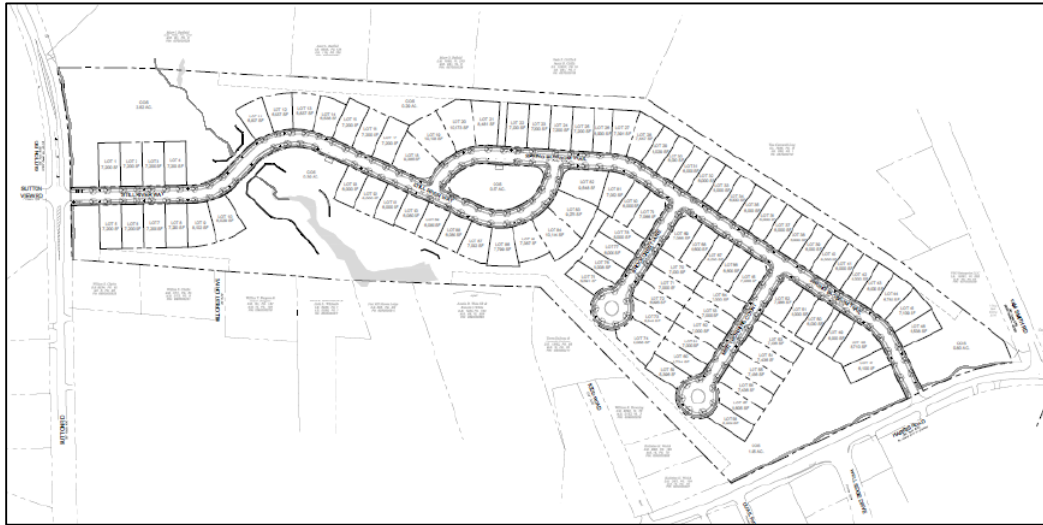
The Planning Commission (PC) met on Tuesday, April 22, 2014, to review the following requests(s):

- **Commercial Appearance Review: Carolina Upholstery**
 - Applicant: Andy Burkholder/Carolina Upholstery
 - Location: 201 Spratt Street
 - Zoning Designation: HC Highway Commercial
 - Request: Approve design of proposed 36' x 36' addition to existing commercial building
 - Disposition: Commercial appearance reviewed and approved as submitted (7-0)
- **Annexation Request: Barber, Fite & Scott Properties**
 - Applicant: Evan S. & Margaret H. Barber, James R. & Vicki H. Fite, and James B. Scott (for the Sarah Belle Scott Family, LLC)
 - Location: York County Tax Map Numbers 616-00-00-019, -025, -026 (P) and -001 (P)
 - Zoning Requested: GR General Residential
 - Disposition: Recommended approval of annexation ordinance with GR zoning (7-0)



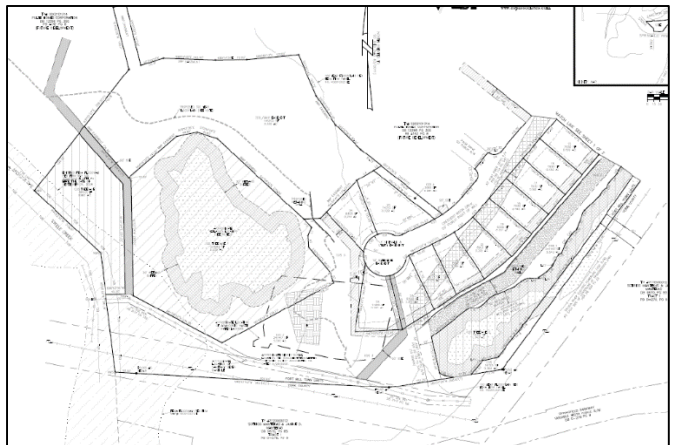
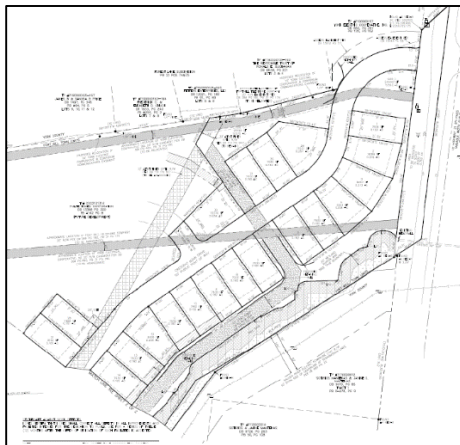
- **Preliminary Plat Approval: Millridge**

- Applicant: M/I Homes
- Location: York County Tax Map # 657-00-00-012 (New Tax Map # Pending)
- Zoning Designation: R-5 Residential
- Buildable Lots: 93
- Disposition: Approved preliminary plat, contingent upon final execution of the annexation ordinance and approval of a land disturbance permit from the Fort Mill Engineering Department (7-0)



- **Final Plat Approval: Springview Meadows Phase 1**

- Applicant: Pulte Homes
- Location: York County Tax Map # 020-21-01-314
- Zoning Designation: R-5 Residential
- Buildable Lots: 32
- Disposition: Approved final plat, contingent upon the applicant securing a bond or letter of credit for at least 125% of the cost of any unfinished infrastructure (7-0)



Impact Fee Presentation: During the April meeting, Matt Noonkester of Stantec provided a comprehensive overview of the South Carolina Development Impact Fee Act, and gave examples of how other cities and counties in South Carolina have used impact fees to offset capital costs related to rapid growth. Stantec was

hired by the town to assist the PC with undertaking a development impact fee study, as well as development of a capital improvements plan and draft impact fee ordinance. Council has directed the PC to complete the impact fee study and make its final recommendations back to council within 180 days.

Committee Appointments: The PC welcomed one new member during its April meeting. Hynek Lettang of 117 E Oak Street was selected by council to fill the seat formerly held by Scott Couchenour. Mr. Lettang previously served on the Board of Zoning Appeals. Chris Wolfe, John Garver and Tom Petty were also reappointed by council to new terms on the PC.

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of April 2014 due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of April 2014 due to a lack of items for consideration.

Upcoming Meetings & Events

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| <ul style="list-style-type: none">• Town Council Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. May 12, 2014○ 7:00 PM | <ul style="list-style-type: none">• Historic Review Board Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Tue. May 13, 2014○ 4:00 PM |
| <ul style="list-style-type: none">• RFATS Policy Committee Meeting<ul style="list-style-type: none">○ Manchester Meadows○ Fri. May 16, 2014○ 12:00 PM | <ul style="list-style-type: none">• Town Council Quarterly Workshop<ul style="list-style-type: none">○ Location TBD○ Sat. May 17, 2014○ 8:30 AM |
| <ul style="list-style-type: none">• Board of Zoning Appeals Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. May 19, 2014○ 6:00 PM | <ul style="list-style-type: none">• Planning Commission Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Tue. May 27, 2014○ 7:00 PM |

All meetings are open to the public. Please visit www.fortmillsc.org for meeting updates and agendas.

Did you know?

Annexation

If you live outside the town limits and receive water and/or sewer service from the Town of Fort Mill, you may be able to cut your rates in half by annexing into the town limits.

In addition to reduced water and sewer costs, there are several other benefits of annexation, including:

- Fort Mill Police Department protection
- Fort Mill Fire Department protection
- Residential garbage and recycling pick-up
- Limb and leaf pick-up
- Code enforcement
- Municipal permitting and inspections
- Infrastructure maintenance
- Streetlight contributions
- Greater voice on local issues
- Proximity to government services and offices
- Economic development / rehabilitation incentives



For more information about annexation, please contact the Planning Department at (803) 547-2116.

Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

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[Click here to visit the Planning Department Website](#)